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Skagit County Auditor

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Please return To:

Skagit County Planning and Development Services

**SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES
FINDINGS OF FACT**

HEARING AUTHORITY: SKAGIT COUNTY PLANNING DIRECTOR

APPLICATION NUMBER: ADMINISTRATIVE SPECIAL USE PL07-0355

APPLICANT: MICHAEL AND CORRINA WARREN

ADDRESS: 3776 OLD HWY 99 N.
BURLINGTON, WA. 98233

PROJECT LOCATION: Located at 3776 Old Hwy 99 N., Burlington, within a portion of Section 20, Township 36 N., Range 4 East W.M. situated within Skagit County, Washington.

PROJECT DESCRIPTION: Administrative Special Use request PL07-0355 for the continued placement of a manufactured home on a parcel of property with an existing residence for the purpose of taking care of an elderly relative.

ASSESSOR'S ACCOUNT NUMBERS: 360420-3-016-0022
360420-3-016-0113

PROPERTY NUMBERS: P49631
P49633

ZONING/COMPREHENSIVE PLAN: The parcel is located within a Rural Intermediate (RI) zoning/comprehensive plan designated area as identified within the Skagit County Comprehensive Plan and associated maps as adopted July 24, 2000 and as thereafter amended.

DEPARTMENTAL FINDINGS:

1. A letter of completeness was issued on April 26, 2007 per SCC Section 14.06.100. A Notice of Development was posted on the subject property, mailed to all neighboring property owners within 300 feet, and published in a newspaper of general circulation on May 3, 2007 as required by SCC 14.06. The required fifteen (15) day comment period ended on May 18, 2007. No comments were received.
2. The application has been reviewed in accordance with the State Environmental Policy Act guidelines WAC 197-11-800 and has been found to be exempt.
3. The proposal was reviewed by Skagit County critical areas staff. Staff indicated that they approve the proposal for the continued placement of the manufactured home.
4. The subject property is not located within a designated flood hazard area.
5. The subject parcel is approximately 1 acre in size located off of the west side of Old Hwy 99 North and north of Ashe Lane. The subject property measures approximately 210 feet along the south, north, east and west property lines. Access to the site will be via the existing single family driveway off of Old Hwy 99 North.
6. The existing residence is located along the southerly portion of the property, approximately 15 feet off of the south property line. The temporary manufactured home will remain to the north of the existing residence, approximately 50 feet from the existing residence, approximately 20 feet off of the north property line, approximately 60 feet off of the west property line, and approximately 124 feet off of the east property line.
7. The applicant is requesting an Administrative Special Use Permit to allow for the continued placement of a manufactured home on a parcel of property with an existing residence. The applicant has indicated that the manufactured home will be used for the caretaking of an elderly relative, Willamae Warren. Willamae Warren will use the manufactured home as a residence to better accommodate her needs, as well as being in close proximity of family members who can provide the needed daily assistance with the tasks that can no longer be performed independently. A letter from the family doctor has been provided stating the



need for additional care of Willamae Warren. The applicant is meeting the requirements of SCC 14.16.900(3)(a).

8. The surrounding area is currently rural in character with existing common uses. The surrounding area is mixed with open pastures and stands of wooded areas with scattered residential parcels located throughout the area. There are other single family residential manufactured homes located throughout the surrounding area. A previous Special Use Permit for a Temporary Manufactured Home was approved in 1989. The current proposal is to continue the use of the previous special use permit for the care of Willamae Warren. When the manufactured home is no longer needed for the caretaking of Willamae Warren and/or she is no longer residing on site, the manufactured home will be removed.
9. The application was routed to the Environmental Health Unit (septic) for review. Staff indicated that they approve of the proposal.
10. The application was routed to The Public Works Department for comments. Public Works had no concerns with the proposal.
11. The application was routed to the Water Resources Division of the Skagit County Planning and Development Services for review. Water Resources indicated the following; a current satisfactory Coliform Bacteria Analysis has been approved. If a new building permit is applied for in the future a full water review will be required.
12. Skagit County Special Use Permit Criteria. SCC 14.16.900 (2)(b)(v) Special Use Permit Requirements indicates that certain items will be reviewed when approving or denying Special Use permits. Those items are as follows:
 - A. The proposed use will be compatible with existing and planned land use and comply with the Comprehensive Plan.

The Skagit County Comprehensive Plan does not specifically provide policies that either support or oppose the proposed project.

- B. The proposed use complies with the Skagit County Code.

The subject parcel is designated as Rural Intermediate (RI); The surrounding parcels are rural in character. Per SCC 14.16.300, temporary manufactured homes for elderly or disabled relatives, requires an Administrative Special Use in Rural Zones.



- C. The proposed use will not create undue noise, odor, heat, vibration, air and water pollution impacts on surrounding, existing, or potential dwelling units, based on the performance standards of SCC 14.16.840.

The proposal will not create undue noise, odor, heat, vibration, air or water impacts on the surrounding area provided the site continues to be maintained in a typical residential manner. The proposed project will generate traffic that is typical of a single-family residence and should have little effect on the surrounding community. The traffic impact may be reduced due to reduced trips to and from the site, for caretaking purposes, that would otherwise be generated from residing off site. There will be no parking impacts related to this activity. The parking will be on site as common with residential structures.

- D. The proposed use will not generate intrusions on privacy of surrounding uses.

This project appears to have a minimal chance of intrusion of privacy onto adjacent properties. The parcel is approximately 1 acre in size with the majority of the surrounding area rural in character. The manufactured home has been in place for 18 years which was previously approved through a Special Use permit for a temporary manufactured home for caretaking purposes. The current proposal is to continue using the manufactured home for caretaking purposes.

- E. Potential effects regarding the general public health, safety, and general welfare.

There will be no potential negative effects regarding the general public health, safety, and general welfare. The structure will be used as caretaker housing and is an existing manufactured home. The character of the surrounding area is such that the manufactured home will not have an impact.

- F. For special uses in Industrial Forest NRL, Secondary Forest NRL, Agricultural NRL, and Rural Resource NRL, the impacts on long-term natural resource management and production will be minimized.

The site is not located within a Natural Resource zone.

- G. The proposed use is not in conflict with the health and safety of the community.

There shall be no potential effects on the region. The proposed use is common to the surrounding area. There will be no negative effects on the neighborhood, region, general public health, safety, or welfare as a result of this project provided the site is maintained in a typical residential manner. The proposal is to use an



existing manufactured home as a temporary dwelling unit to care for an elderly relative. This proposal will be beneficial to the welfare and safety of Willamae Warren due to her current condition.

H. The proposed use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding areas, or conditions can be established to mitigate adverse impacts on such facilities.

The proposed use will be supported by adequate facilities and services with no adverse affect on the surrounding area.

DECISION

The Director hereby approves the application for an Administrative Special Use Permit subject to the conditions listed below:

1. The applicant shall obtain all necessary land use approvals from the appropriate jurisdiction.
2. At such time that the use is no longer needed for the caretaking of Willamae Warren, the manufactured home shall be removed within six (6) months of the vacation of the use.
3. The applicant shall submit a letter to Planning and Development Services from a physician, in three years from the date of approval, indicating that the use is still needed. Please refer to the Special Use permit number (PL07-0355) when submitting the letter.
4. If a new building permit is applied for in the future a full water review will be required.
5. Temporary medical special use permission is not to be considered as a future land division.
6. All fees must be paid prior to final approval.



Prepared By:


Michele Q. Szafran, Assistant Planner

Reviewed By:


Brandon Black, Senior Planner

Date of approval: October 1, 2007

The applicant and/or a party of record may appeal the decision of the Administrative Official to the Skagit County Hearing Examiner pursuant to the provisions of Section 14.06.110(7). Parties with standing to appeal must submit the appeal form and appeal fees to the Planning and Development Services within 14 calendar days of the publication of this Notice pursuant to SCC 14.06.110.

